

Theresa Rice

From: Gary Tripp [garytripp@ix.netcom.com]
Sent: Tuesday, April 09, 2013 2:46 PM
To: PCD
Subject: SMP - Limits on stairs unworkable
Attachments: SMP problem with stairs to the beach.doc

SMP - Limits on stairs unworkable

The Darft SMP limits stairs and prohibits stairs and dock unless there is bulkhead.

1. It limits stair to 120 sq. ft.
2. Makes exisitng stairs nonconforming
3. Limits repairs and replacement of stairs to 120 sq. ft.
4. The draft also Prohibits stairs and docks unless there is bulkhead at the toe of a feeder bluffs.

A bulkhead is not a structural requirement for stairs or a dock, which can be set on small footing or piling.

Why is the city / SMP trying keep people from using and enjoying the beach?

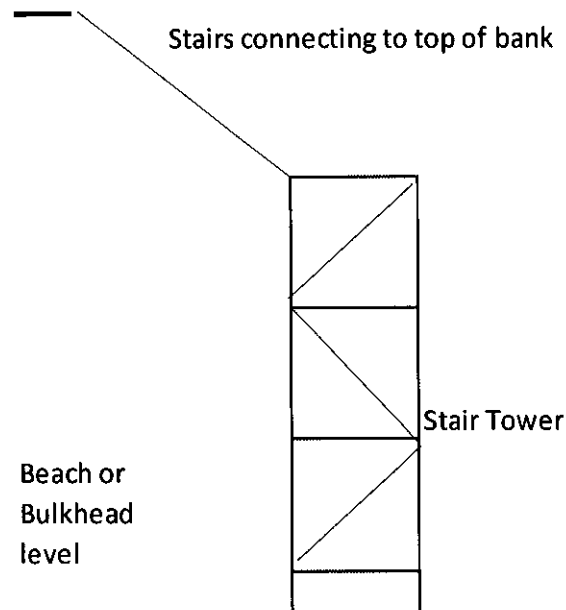
Email the City Council Council@bainbridgewa.gov

See the attached examples

SMP problem with stairs to the beach.

The Draft SMP limits stairs to the beach to 120 sq. ft. While that might seem reasonable to someone sitting behind a desk it is totally unworkable.

Most stairs are constructed of two parts: stairs connecting from the top of the bank to a tower and the stair tower. Towers have limited structural height so it makes sense to raise two or three levels in a tower then to bridge to the top of the bank with a run of stairs.



The problem is this can't be done in 120 sq. ft., so existing stairs become nonconforming and new stairs are prohibited. It also limits repairs and replacement of stairs to 120 sq. ft.

Where stairs can't be used, the draft SMP requires a tram. Trams cost three times as much as stairs (\$100,000 vs. \$35,000), trams are not as usable as stairs and have 10 times the maintenance as stairs.

The draft also Prohibits stairs and docks unless there is bulkhead at the toe of a feeder bluffs.

A bulkhead is not a structural requirement for stairs or a dock, which can be set on small footings or pilings.

SOLUTION: remove the square-foot limit and bulkhead requirement and replace it with a requirement that **new stairs or docks be the minimum necessary to accomplish the purpose.**

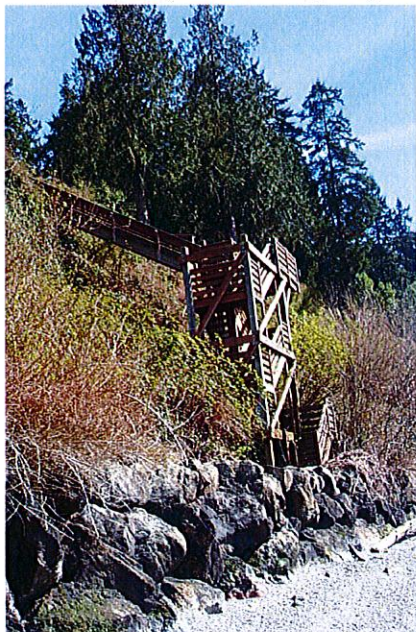
See examples of stairs

Along Olympus Beach there are three sets of stairs

The Public Access stairs of 293 sq. ft. (including starting platform and connecting stairs of 172 sq. ft.)



Next stairway has 360 sq. ft (including connecting stairs leading to the tower of 176 sq. ft.)



Third stairway has 512 sq. ft. (including connecting stairs of 300 sq. ft.)



Most stairs need a stair connecting the top of the bank to the stair tower (this one is 188 sq. ft. without the landing platform at the top)

